



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: March 26, 2019

TO: San Juan County Council
CC: Mike Thomas, County Manager
Lopez Village Planning and Review Committee (LVPRC)

FROM: Linda Kuller, AICP, Planning Manager *LK*

RE: Public hearing draft ordinance:
Lopez Village Subarea Plan

HEARING: April 16, 2019, 10:30 AM
Lopez Center for Community and the Arts, Lopez Island

ATTACHMENTS: A. April 16, 2019 public hearing notice (to be published April 3, 2019)
B. Draft ordinance including proposed regulations for Lopez Village and:
Exhibit A: SJC Comprehensive Plan, Section B, Element 2, Land Use Element;
Exhibit B: SJC Comprehensive Plan Official Map sheet for Lopez Island;
Exhibit C: Lopez Village Plan for the Vital Place at the Heart of Lopez Island;
Exhibit D: Standard Plans for Lopez Village UGA; and
Exhibit E: Lopez Village Subarea Plan Implementation Plan.
C. March 7, 2019, Eastsound Planning and Review Committee draft minutes

PROJECT WEBSITE: See the ordinance at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>.

PUBLIC HEARING: Attachment B to this memo is a draft ordinance titled:

Ordinance No. ____ - 2019

AMENDING THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAPS AND ADDING A NEW SECTION TO SECTION B, ELEMENT 2, LAND USE; ADOPTING A NEW LOPEZ VILLAGE SUBAREA PLAN INCLUDING A LAND USE PLAN, OFFICIAL MAP, GOALS AND POLICIES, AND AN IMPLEMENTATION PLAN; STANDARD PLANS, AND AMENDING SAN JUAN COUNTY CODE SECTIONS 18.20.010, 18.20.080, 18.20.120, 18.20.130, 18.20.140, 18.30.190, 18.30.210, 18.60.240 AND CHAPTER 18.30 TO INCLUDE DEVELOPMENT REGULATIONS FOR THE LOPEZ VILLAGE URBAN GROWTH AREA.

The San Juan County Council will take public testimony on this proposed ordinance to amend the SJC Comprehensive Plan Section B, Element 2, Land Use, to adopt a new Lopez Village Subarea Plan that will apply within the Lopez Village Urban Growth Area. For implementation, amendments and the addition of new development regulations are proposed to San Juan County Code Title 18. New standard plans and an implementation plan are also proposed.

BACKGROUND: The County Council provided input on the Planning Commission's recommended draft plan documents at several meetings in 2018 and early 2019. They proposed some alternatives to the Planning Commission's recommended draft. The draft documents prepared for the April 2019 public hearing highlight potential substantive changes or alternatives to the September 2018 public hearing draft. The draft ordinance for the April 16, 2019, public hearing depicts the following in strike out/underline:

- **RED:** Planning Commission's changes to the original public hearing drafts;
- **ORANGE:** Staff edits for clarity and consistency; and
- **BLUE:** County Council's possible alternatives.

PUBLIC PARTICIPATION: Attachment A to this memo is a copy of the April 16, 2019 public hearing notice. It identifies possible substantive changes from the original, September 2018 draft public hearing proposals.

Notice of the public hearing will be published on the project webpage, the Journal of the San Juan Islands and Islands Sounder. It will be advertised on Lopez Rocks and bulletin boards on Lopez Island. A County Newsflash and project subscribers will also be sent notices that advertise the hearing. In addition, mailed notice of the public hearing will be sent to property owners in Lopez Village Urban Growth Area (UGA) and within 300 feet of the UGA.

INTERESTED PARTIES ARE ENCOURAGED TO REVIEW THE ORDINANCE AND PROPOSED ALTERNATIVES. PLEASE PROVIDE YOUR COMMENTS AT THE HEARING, AND/OR SUBMIT WRITTEN COMMENTS TO THE SJC DEPARTMENT OF COMMUNITY DEVELOPMENT ABOUT THE DRAFT PROPOSALS.

HOW TO COMMENT: The official comment period is **April 3, 2019, through Tuesday, April 16, 2019**, unless the County Council extends it. **Written comments should reference the document, and the page and line numbers, related to the comment.** Written comments submitted prior to 12:00 p.m. on Monday, April 15, 2019, will be copied for the County Council unless they wish to review comments on-line. Please comment:

- **Via Mail:** Before the public hearing, mail written comments to Linda Kuller, Department of Community Development (DCD) PO Box 947 Friday Harbor, WA 98250, or deliver them to the DCD office at 135 Rhone Street, Friday Harbor during business hours.
- **Via Email:** Before the public hearing, email comments to LVSPcomments@sanjuanco.com. Title of subject line: Lopez Village Plan from (your last name or agency name). For the record, include your full address.
- **Via Oral Testimony:** You may provide testimony on the proposals at the public hearing.

Copies: Please provide **five (5) copies** of written comments if you submit them to DCD after 12:00 p.m. on April 15, 2019, or if you distribute written comments at the public hearing.

EPRC COMMENTS ON ARTISAN AND ARTISAN ACTIVITIES: Attachment C to this memo is the draft March 7, 2019, EPRC meeting minutes that include comments about the proposed use of the draft Lopez Village definitions for artisan and artisanal product (page 14 of draft ordinance).